

**GRANT DEED**

RECORDING REQUESTED BY

WHEN RECORDED, MAIL TO:

Attention:

MAIL TAX STATEMENTS TO ADDRESS ABOVE

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(Space above for Recorder's Use Only)

Parcel No. \_\_\_\_\_

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

[Statement Of Tax Due and Request that Stamps not be Made Part of the Permanent Record to be filed separate from the Grant Deed.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOEING REALTY CORPORATION, a California corporation, formerly known as McDonnell Douglas Realty Company ("Grantor"), hereby GRANTS to SEVILLE GATEWAY INVESTMENTS, LLC, a California limited liability company ("Grantee"), the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Parcels 5 and 6 of Tract 52172-02, as filed in Book 1238, Pages 17-22, inclusive of Parcel Maps, in the Official Records of the County of Los Angeles, State of California.

SUBJECT TO:

1. Current Taxes and Assessments.
2. All other exceptions to title set forth in that certain title policy issued in favor of grantee as of the date of recordation of this deed.

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3. All rights or interests discoverable by inquiry of parties in possession and/or all rights or interests which would be disclosed by an inspection of the property conveyed hereby.

By accepting this Deed, the grantee hereunder (on behalf of itself, its successors and assigns and all future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof) covenants and agrees that it shall not cause or permit at any time the total Floor Area Ratio as to any parcel(s) conveyed hereby (or future reconfiguration(s) of same) to exceed 0.50. This covenant shall run with the real property conveyed hereby and be binding upon and specifically enforceable against any present or future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof. The grantor hereunder reserves the right to enforce this covenant and/or assign the rights to enforce the same to any person(s) or entity(ies) at any time(s) and from time to time.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

DATED: February 8, 2000

BOEING REALTY CORPORATION,  
a California corporation,  
formerly known as McDonnell  
Douglas Realty Company

By: 

STEPHEN J. BARKER

Its: \_\_\_\_\_

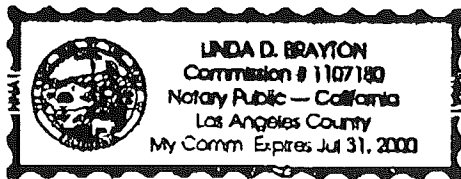
DIRECTOR-BUSINESS OPERATIONS

State of California

County of Los Angeles

On February 8, 2000, before me, Linda D. Brayton, Notary Public, personally appeared Stephen J. Barker, the Director - Business Operations of Boeing Realty Corporation a California corporation, fka McDonnell Douglas Realty Company, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



A handwritten signature in cursive script that reads "Linda D. Brayton".

Title of Document: Grant Deed  
Sale of Property at Harbor Gateway Center  
Parcels 5 and 6 of Tract 52172-02, as filed in Book 1238, Pages 17-22  
inclusive of Parcel Maps, in the Official records of the County of Los  
Angeles, State of California.